



## Vale View, offers over £300,000

- Detached 4 bedroom family home
- Large Master bedroom with Ensuite
- Multiple reception rooms
- Council Tax band D
- Close proximity to Bridgend designer outlet and M4 links
- EPC Rating: D



 4  3  2



## About the property

Nestled in the sought-after Vale View area of Sarn, this impressive four-bedroom detached family home offers an abundance of space, making it the ideal choice for those seeking a versatile and accommodating property. Perfectly positioned for convenience, it lies just moments away from Bridgend Designer Outlet, Bridgend Hospital, the M4 motorway links, and Bridgend Town Centre.

Upon entering, you are greeted by a welcoming entrance hall that sets the tone for the spacious interiors. The ground floor features a comfortable lounge, perfect for family relaxation, and a modern kitchen-diner that serves as the heart of the home, ideal for entertaining. An additional reception room offers flexibility for a home office, playroom, or formal dining area. The utility room and downstairs cloakroom add further convenience, and the integral garage provides valuable storage or parking space.

Upstairs, the property continues to impress with four generously sized bedrooms. The master suite is a true retreat, featuring dual aspect windows that flood the room with natural light and an en-suite bathroom for added privacy. The remaining bedrooms are well-proportioned and share a stylish family bathroom.

Externally, the home is complemented by both front and rear gardens, providing ample space for outdoor activities or relaxation. A driveway offers additional off-road parking, accommodating multiple vehicles with ease.



## Accommodation

### Entrance Hall

### Lounge

13' max x 13' 3" max ( 3.96m max x 4.04m max )

### Kitchen

9' 9" x 10' 5" ( 2.97m x 3.17m )

### Dining Room

8' 2" x 10' 1" ( 2.49m x 3.07m )

### Sitting Room

9' 7" x 10' 8" ( 2.92m x 3.25m )

### Utility Room

6' 6" x 5' 1" ( 1.98m x 1.55m )

### Cloakroom

### First Floor

### Master Bedroom

16' 3" max x 16' 1" max ( 4.95m max x 4.90m max )

### Ensuite

### Bedroom Two

11' 8" max x 12' 6" max ( 3.56m max x 3.81m max )

### Bedroom Three

12' 9" max x 9' 8" max ( 3.89m max x 2.95m max )

### Bedroom Four

7' 6" x 9' 8" ( 2.29m x 2.95m )

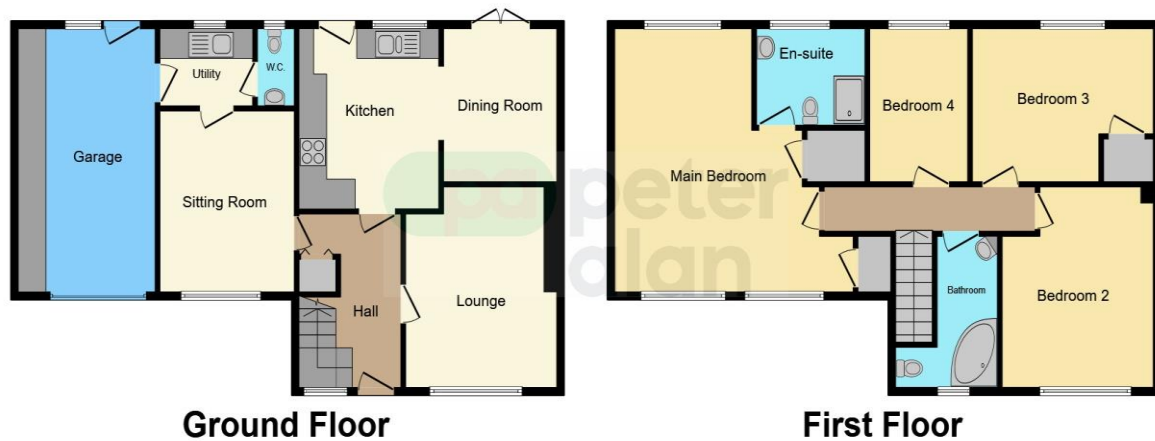
### Bathroom

### Garage

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## Floorplan



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